

**MINUTES OF THE
WEST LAFAYETTE REDEVELOPMENT COMMISSION
September 20, 2004**

Redevelopment Commission members present: Steve Belter, Earle Nay, Sandy Pearlman, and Patsy Hoyer. Also in attendance: Clerk Treasurer Judy Rhodes, City Attorney Bob Bauman, Development Director Josh Andrew, Bev Shaw, Charlotte Martin and Cindy Loerbs-Polley of the Development Department, Parks Superintendent Joe Payne, City Engineer David Buck, Tom Gall of TJ Gall & Associates, Steve Hardesty of Hawkins Environmental, Herman Renfro of Renfro Development, City Council members Patti O'Callaghan and Ann Hunt, and citizens and members of the media.

Mr. Belter called the meeting to order at 12:33 pm. (*Directed to Ms. Loerbs-Polley*) Were all the appropriate notices posted and sent out? Ms. Loerbs-Polley answered yes they were.

OLD BUSINESS

Mr. Nay made a motion to approve the August 23, 2004 minutes. Ms. Pearlman seconded. The motion passed unanimously 4-0.

The next item of business will be from Mr. Hardesty with an update on the sidewalks. Mr. Hardesty stated that he has more than the sidewalks. We've got a bigger picture today to look at. (*A map was laid out for the Commission.*) Last time we talked about getting more detail and a bigger picture of potential projects in the Sagamore West Implementation Project. One of the things we are also trying to do is to identify our landscaping plan. Ms. Shaw has been working with Mr. Collier the last couple of weeks to create a colorful drawing here that shows that landscaping plan. We've added some sidewalks that are part of the projects that we've identified. We've also added the street lights and banner poles that we envisioned, as well as the gateways. We have also identified locations for the gateway on the east, the gateway on the west, and the midways as we call them that remind people that they are still on Sagamore as they continue around. The plan is intended to give the overall big picture with everything on it and to do it in a way that is readily readable.

We still have some work to do on the sidewalks. We ended up with some of the existing sidewalks not showing up. Primarily the sidewalk project that you approved last week included sidewalks along US 52 in the area near Hunter's Pub and into Salisbury. We also had some upgrades to existing ones on Salisbury Street and Navajo. Additional sidewalks would be included in front of the University Square area and over at Bank One and that would be our phase 2.

That's what we've done on this sheet here by starting to identify our vision of what projects, from a construction standpoint, that we would have over the next three to four years. We've grouped the projects by categories. The first group deals with sidewalks along Sagamore Parkway and the Salisbury and Navajo upgrades that we approved last month. The next group is two projects that we would envision for banners, banner poles, and street lights. The next group deals with gateways either on the east end as one project, the middle as a project, and then the west as a separate project. Some of the reasons for dividing these various projects are because of the funding category. We have proposed that the east end one be out of the Sagamore TIF, whereas the other two we would propose come out of the KCB TIF.

We have also indicated an anticipated year that we might try to get that done. There are a lot of considerations that go into that. The timing of constructing it is very flexible depending on a lot of things including the design time, the approval of various agencies, and getting everyone on board throughout the city government as to what we should do at each of these locations. These years are our target date for now, realizing that they can shift from one year to another and we may want to change our prioritizing. It is a somewhat fluid plan and it depends a lot on how much the final construction cost comes down to. Once you take bids, you'll have a much better idea. Until then they are still subject to a lot of variables including the selection of what kind of materials you are going to use, and how much of it you are going to do.

These costs are very rough right now, but we have to start with something. That way we don't try to swallow something that is so big that it is totally outside the realm of reasonability. We've looked at the funds available and obviously it can change over the next couple of years but we will adjust the plan as needed.

Some of the other projects that are outside of this area shown in this drawing are with Sycamore Lane. One of the things that we had talked about with an overall sidewalk master plan for this whole area from Cumberland down to Lindberg is that we wanted to do a project on Sycamore Lane. Two of the projects that we've identified would be to try to do some sidewalk improvements in this area using Hazard Elimination Safety Funds. It is a federal grant that comes from gas tax dollars. They have plenty of money available right now. It is just a matter of applying and getting approved. Mr. Buck is heading in that direction to try to fund those two projects from that particular funding category.

Another area to deal with is the traffic signal that we would like to put in at the Town Square location along with the shopping center across the street. We don't believe that we can fund that out of the Sagamore TIF. That's one of the key things that we've learned by doing this exercise is that we don't want to bite off more than we can chew so we need to start looking at some of these other sources. Some of these other sources can be funds from a local road and street, the new gas tax, and other funding categories such as EDIT. For trees, we can get funds from the Tree Fund and INDOT who has already indicated that they are willing to participate on this with us.

This is all in our plan for the next three to four years. If we are wanting to do something next year, then we need to be designing it now and that's part of our plan. Right now we are looking at the sidewalk plan that we just approved at the last meeting. We are looking to put in a street light project next as well as doing some of the gateway stuff next year. Obviously, if we don't have the money, we won't be doing the project at the level we'd like to or we might put it off a year or two until we do have the funds available. That will be part of your guidance that we'll need as we go along this process for the next couple of years. Mr. Gall is here to talk about the current project that we just took bids on.

Mr. Belter stated that before he starts, I just want to say that this is a great project.

Ms. Rhodes asked what the grand total is. Mr. Hardesty stated that we don't have a grand total. It will vary depending on what we go with. If I added it all up, I'd say it's about a million or a little over that right now.

(Statements were made about being sorry that Mr. Corrigan couldn't make the meeting to hear all this. Mr. Hardesty agreed to hand deliver the information to him and discuss it as well.)

Mr. Gall stated that we did take bids last Tuesday on the first piece of this work that involves sidewalk repair, new sidewalk, curb cut repair and replacement along a portion of Sagamore Parkway, a portion of Navajo, and a portion of Salisbury. I want to review that budget with you. The bids came in at about \$7,000 over the estimate. We are reviewing the proposals. We believe that Milestone is the low bidder. They did have one item that didn't make any sense to us and I have since talked to them and figured out what they did with that. Should you choose to proceed at this point, we will be finishing reviewing those bids and getting the agreements ready to take to Board of Works a week from tomorrow. The bid including alternate #1 is \$98,980. The remainder of the budget is project coordination of \$9,600. We will have a contingency of \$4,420. We've modified the gateways schematic design portion of this appropriation to \$7,000. My concern is that the \$4,420 amount isn't sufficient for contingency in the project. We have some areas where the grade is severe and we know that we are probably going to make some provisions in the field to make some of those things work out. We also are waiting on INDOT to complete their permit process that they have on 52. They differ in what they want to see from the City Engineer's Office. We aren't done discussing that. If they win, the curb ramps change and there are more costs involved. I would say to you that if we don't include alternate #1, your contingency number goes up which would be more than sufficient. What I would suggest is that Ms. Martin prepare the information for an additional appropriation at the first of the month because the process is so long and all of those things have to happen before you meet in October for you to be able to appropriate additional money for this particular project. We can figure out what that appropriation might need to be either at that time or at the meeting. By the time you meet, they still won't have been able to start any of the work on Sagamore Parkway because we don't anticipate the INDOT permit coming until then. Or we can leave that alternate out of the project entirely and deal with that in a future project. It's really up to you on how you feel you want to proceed. We just need to be instructed on what to contract.

Mr. Belter asked what kind of contingency Mr. Gall would like to see. Mr. Gall stated that he would like to see you have at least 10% contingency, if not 15. A number of these are just straight sidewalk pieces and curbs so a number of these are very plain and straight forward. We have a grade challenge over at Hunter's and a few others in front of the Ed-An Property that will be a little tricky to really work out in the field of what we can actually build.

Mr. Belter stated that if we put a \$10,000 contingency today that would probably be okay. Mr. Gall said yes. If you advertise for lower than that we can't do anything about it.

Mr. Nay asked for more detail on the Huntington Bank changes. Did I hear you right when you said that the grade isn't causing the proper drainage? Does the drainage threaten the property? Mr. Gall stated that if we do what we would like to do in terms of making the handicap cuts work properly, we will literally send water into their property. Mr. Hardesty stated that water already goes into their property and it does come back out. When we put in a handicap ramp, the water will run down the sidewalk so then we've got a river coming down from the post office which is not a good thing. Mr. Gall stated that the design changes the whole drive entrance so that you wind up with a gutter that will channel the water and keep it out of the street.

Mr. Nay asked if we take this alternative out, does that mean that you will not do the handicap ramps that would increase the probability. Mr. Gall answered yes. Mr. Nay stated that putting it off is not going to increase the threat then? Mr. Bauman answered no but it also means that there are no ramps for accessibility on that path. Mr. Hardesty stated that it isn't causing any damage to the property. It is more of a safety issue for pedestrians. Mr. Nay stated that I'm not

suggesting canceling it but just putting it off is what I'm trying to understand. Will it be more expensive to do it later because they'd have to come back in? Mr. Gall stated that I don't think that it would be more expensive within this project. If you are pretty positive that you want to do it, I'd prefer to contract it and have them plan on it and schedule it and know that you are going to do an appropriation next month. They are going to need work to do in the first part of the contract while we're pushing INDOT to approve the US 52 work. It's possible that they could run out of work because they can't get out on 52 until we get over the hurdle of the curb ramps with INDOT. We'd like to give the contractors as much flexibility as possible in scheduling that work. They also would want to have time to coordinate with the bank.

Mr. Belter stated that my preference would be to go ahead and do the work now because it is something that we have designed and something for which we have approvals from property owners. I'd like to do as much of it as we can. I don't see any significant benefit with postponing it. That just makes that portion of the walk down Salisbury from Westminster better and gives them an additional block.

Mr. Gall stated that the project basically touches the bank twice. We still will be improving their curve around on Salisbury.

Mr. Nay stated that I would suggest that we go for \$15,000 instead of \$10,000 for the additional appropriation because contingencies can also be returned or used later but if you don't have them there when you need them, it can be pretty bad.

Ms. Hoyer stated that it sounds like a good idea to increase the contingency and do the alternate now. Ms. Pearlman agreed.

Mr. Belter stated that it sounds like the consensus is to go ahead and contract with Milestone to do the complete amount and have Ms. Martin advertise the additional appropriation next month to include the money for your additional contingency. Are there any other questions? None were made.

Mr. Belter stated that the next item of old business is a Wabash Landing update by Mr. Renfro. Mr. Renfro stated that last time we talked about leasing and how we had one store that was ready to sign which was Moe's Southwest Grill. They still aren't signed but it's just lawyers getting the exhibits together and agreeing on the square footage. I think that they'll be signed in the next few days. The space that they are taking is the last space that we have on the State Road side between the tanning salon and EB Games. It doesn't really look like a store front right now because we originally had a 5,000 square foot space there that was going to be a Hallmark shop and we divided it into three smaller spaces so we'll need to put in a store front for that. If you go down there and look at it today, there are just some windows where they will be going. I also reported to you last month that I've got some new leasing guys helping us sell the project and go back and approach some of the tenants that turned us down the first time as well as locate some new ones because the retail market is constantly changing. That is progressing with lots of packages going out. We do have a lot of activity, especially since the pedestrian way has been finished. Some of the recent things that have happened this spring besides the pedestrian way are the directories and signage throughout the shopping center that list events coming up in the fall on one side. The project sign on the corner is also very attractive. The center is showing great. All of the stores are still doing really great numbers. The best testimonial for convincing stores to come in is getting them to walk through and talk to the store managers. I don't have any other stores to tell you about besides Moe's. We are working hard at it. The way the project shows now, we will at least be able to get it leased up.

We are in the process of getting refinanced. The hotel and apartments are already on permanent financing. The retail needs probably another 20 or 30,000 square feet leased up in order to get it to the point to be on permanent financing. I had a bank broker last week who is talking about coming in on a new loan that would be a construction type loan that would have a permanent feature in it. If we could get that deal put together, then that would move us along really well towards getting this project stabilized.

I also mentioned the parking garage when I was here last week and I think the biggest problem there is that we got the parking garage delivered to us 3 years before we had all the demand in place. In fact, all the demand still isn't in place. Another 20,000 square feet leased up in retail will certainly increase the demand in the parking garage so that it will all function the way that we designed it to function.

That is what I have to report to you this week. I'll be glad to come back. I probably don't need to come every meeting as these deals take some time to come together but I'm more than happy to come as often as you think is productive.

Mr. Nay asked to be reminded of what the agreement of the parking lot across from the theater is. Mr. Renfro stated that we are actually obligated under the lease to provide at least 150 spaces across the street from them. It does say though that they could be in a parking structure if someday there was a development north of Brown Street. We wrote that flexibility into the lease because we've looked at a lot of different things that could happen with Brown Street. They do want at least 150 spaces on that end of the shopping center across Brown Street.

Mr. Andrew stated that they are going to be changing that parking lot so that there is no entrance to the parking lot until the theater opens because we've got a lot of transient parking in that lot right now to catch the trolley up the hill.

Mr. Nay stated that there is a road to the side of it that is a back access to the rest of the shopping north of there. Is there a possibility of closing the entrance off of Brown Street and opening up the side road because right now there is a great conflict going on between the pedestrians and people going in and out of that spot? Mr. Bauman stated that when they finish working on Puccini's, that drive will reopen.

Mr. Nay asked when Tapawingo North is eventually extended through that parking lot, if that is ever done, would that be an opportunity to make that parking lot have an entrance off of there instead of Brown Street. Mr. Bauman said yes. Mr. Renfro stated that the idea is to have better circulation. Mr. Bauman stated that some of those congestion problems will be resolved when Puccini's is done.

Mr. Nay stated that another thing that would help would be to move the current entrance as far east as you can so that it is not blocked by the pedestrian island. I realize that it would be costly but it isn't good down there.

The commission thanked Mr. Renfro for the updates.

NEW BUSINESS

Mr. Belter stated that the next item of business is the authorization of the trustee to pay claims. Mr. Nay made a motion to approve the payment of the claims. Ms. Pearlman seconded.

Mr. Belter asked if Mr. Gall would talk about what we've purchased. Mr. Gall stated that I've just tossed on the table a couple of photos so you can see the construction of the overlook project. The trail segment is paved over near Burnham's and then comes around and stops along the area along the river. The overlook is poured and the rail is now poured. They are beginning to take the forms off of that concrete rail. You can see now that all the vegetation is already there. It's ugly down there right now but don't panic. They have a lot of work to do before they take those forms off. When it is done it will look really nice. It will be a really neat view from both bridges.

Mr. Bauman stated that I'd also mention what Mr. Gall stated to me as well that the owner of the business came out to supervise the work himself.

Mr. Nay stated that there is obviously an amount of vegetation growing out of that stone. Is that vegetation threatening it? Mr. Payne stated that it will be cleaned out but that's all. Mr. Nay asked if those stones are big enough to withhold it then. Mr. Payne answered that it is already stabilizing it even more. We do have more work to do and I'll be meeting with the Department of Natural Resources representative in the morning. A couple of storms that came through this summer caused us some problems that we didn't anticipate. Part of our design that was done was based on some vegetation that is no longer there. We will be doing more extensive re-vegetation than we have ever planned and probably some wood railing. The project is evolving and we won't be finishing the landscaping until next spring now. I don't know that we will make the original construction time frame on that because we may hold them up a little bit to do some changes to correct some of the problems created by the storms. As Mr. Gall stated it isn't going to look real pretty in the near future. There is additional work on the deck. The last thing they will do is put the masonry coating on that'll really pretty it up.

Mr. Gall stated that if you look at this really carefully, you'll see a crack on the top of every one of those openings in the rail. The engineer told us that they would do that. One of the reasons that they do the coating as late as possible is because they want it to be pretty well cured out. There is a ton of rebar in there so nothing is going to happen to it but it is a point and points generate cracks in concrete.

There is some tree planting replacement to do this fall with the Trail project. The Friendship House segment has been paved now for quite a while. I believe they are getting ready to start with their fence. There is a great deal of traffic there in both directions.

In regards to the Chauncey Utility project, the light poles that generated most of this project should arrive early in October and go up. We have some furnishings to get and install yet. We'll do trees in November. Ms. Shaw has requested that we hold off on trees until they go dormant.

In Cumberland Park the restroom building is proceeding. The paving around the barn is proceeding. The schedule for paving was modified so that we could get as much of the heavy material and equipment in for the restroom without having to drive over the new pavement at the barn. The block is all there and in place. The concrete has all been poured. They're paving now while they are doing the masonry work. That restroom will be available sometime right after Thanksgiving.

Mr. Belter asked if there were any other questions about the claims. None were made. The motion passed unanimously 3-0.

Mr. Belter stated that the next item of business is the retainage reduction. Mr. Gall stated that it was signed by the Redevelopment Authority since they are your contracting partners. Mr. Nay made a motion to approve the reduction. Ms. Pearlman seconded. Mr. Belter stated that this was for the West Lafayette Trails Project. This portion of the project is complete so we will be releasing it. Mr. Gall stated that you are only releasing a portion. You will still be retaining \$42,900 in that account of retainage which relates to Friendship House Trail. It's basically change order 7 and 8 as well as trees that need to be replanted at basically 150%. You will have significant funds retained. At this point the rest of the work is done, finished, and been in use for a long time. They have requested the release of that.

Mr. Belter asked if Mr. Gall is recommending this. Mr. Gall answered yes. Mr. Belter asked if there were any other questions. None were made. The motion passed unanimously 3-0.

Mr. Andrew stated that we will be having a press conference tomorrow on the award from the National League of Cities. The organization was founded in 1924. It has 18,000 cities and 49 states so it is fairly large. It's fairly significant that we are one of four getting an award nationwide. The award is for Wabash Landing and the Levee. It will be presented in November at their national convention in Indianapolis.

The Commission scheduled and confirmed the following three meetings: October 25th at 12:30 pm, November 19th at 12:30 pm, and December 17th at 12:30 pm.

Mr. Belter asked if there were any questions or comments from the public. Ms. Rhodes asked what is going on with the garage repairs. Mr. Andrew stated that we are looking into it. We've had a meeting with Carl Most & Sons, Inc. and they are coming up with some recommendations for short and long term. Mr. Belter stated that my understanding is that the repairs that are considered to be critical to be done this winter will likely be sent out for bid in the near future and that those repairs will be funded out of Build Indiana money that Mr. Andrew had set aside for contingency.

Mr. Belter asked if there are any other questions or comments. None were made. Ms. Pearlman made a motion to adjourn. Mr. Nay seconded. The meeting adjourned at 1:30 pm.

Respectfully submitted,

Francis Earle Nay, Recording Secretary

Approved:

Stephen Belter, President

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